

## Fairview Village HOA Phase 1 – October 2023 Community Letter

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The Community Letter is sent via email or US mail following each HOA Board meeting. It is also posted on the [Newsletter](#) page of the HOA website – <http://www.fairviewvillageoregon.org/>. This newsletter provides only a summary of HOA information and activity. HOA Board meeting minutes are posted on the [Meeting Minutes](#) page of the HOA website after approval by the Board.

An owner in our HOA has a new community Facebook page – [Fairview Village Oregon Community Group](#). This is not part of the HOA; however, we are sharing its link for anyone interested.

**HOA Board Meeting** – the Board met Monday evening, October 9, 2023, at the Fairview Library (meeting notice sent to Owners via email on October 3, 2023). The next meeting date is January 2024, unless otherwise needed.

- Short-term Rentals (such as Air B&B) – an inquiry about this was brought to the HOA board in July. It was discussed at the July 25<sup>th</sup> regular board meeting, and in an emergency board meeting on August 2<sup>nd</sup>, as well as with input from the HOA attorney. Here is the HOA position:

Short term rentals, 30 days or less, are not allowed by the CC&Rs of our HOA. The City of Fairview regards rentals of 30 days or less as a commercial hotel/motel. Operators are required to register the operation and pay transient lodging taxes. Our CC&Rs do not allow for such commercial operations.

- CC&R Compliance – 2<sup>nd</sup> Notice Pending Fines letter for ongoing structural maintenance non-compliance was considered for one property and approved. The owner has until October 29 to act to avoid fines. All 2<sup>nd</sup> Notice letters sent previously were resolved without fines.
- HOA Storage – plans are progressing to reduce the HOA storage by digitizing the paper.
- CC&Rs and Enforcement Resolution – started the discussion to refine the process of monitoring and investigating for compliance with the HOA documents, as well as the communications with owners. This will be continued at the next HOA board meeting.

**Welcome** – Dixie Bowen leads the volunteers serving on this team. Several new renters have moved in recently, and the Welcome team has provided a warm greeting, along with HOA information. Please contact Dixie at [dixie.bowen@gmail.com](mailto:dixie.bowen@gmail.com) when you see new residents moving into a home.

**ARB** – each owner is responsible to know and comply with the CC&Rs, which are posted on the [CC&Rs & Wall Reserve Study](#) page of the HOA website. While we are moving into the non-growing season, compliance with all non-landscaping sections of the HOA docs apply year-round. ARB committee volunteers are Desi Hudson, Donna Helzer, and Teresa Birch. Kay Metsger and Wayne Palmiter facilitate the activities of this committee. Contact the ARB at [fvhoa.phase1.arb@gmail.com](mailto:fvhoa.phase1.arb@gmail.com).

**Wall** – No new graffiti since the HOA board meeting on July 25<sup>th</sup>. The Wall team has inspected the wall and it is ready for winter. Rich Bowen leads the volunteers who monitor and maintain the condition of the wall. Contact Rich at [rsbowenn@gmail.com](mailto:rsbowenn@gmail.com) to report concerns regarding the wall condition.

The HOA Board can be contacted at [fvhoa.phase1.board@gmail.com](mailto:fvhoa.phase1.board@gmail.com), or at PO Box 124, Fairview, OR 97024. All owners should keep contact information up to date for effective communication with the HOA.

Thank you for your diligence in caring for your property and our community.

Wayne Palmiter, on behalf of the HOA Board of Directors.

